

## Minutes of Village of Lancaster Community Development Corporation

### Meeting Date: February 5, 2014

**Attendees:** President Stribing, McRae, Mikoley, Walter, Allein, Evoy, Dennee, Szatkowski, Fudoli, Cansdale (for Maute)

Others: Aquino

Absent: Mallia, Maute

Motion by Mikoley seconded by Walter to accept the minutes of meeting dated December 4, 2013. Unanimously approved.

Motion by McRae, seconded by Evoy to accept the minutes of the January 8, 2014 meeting. Unanimously approved.

Motion by Mikoley second by McRae to accept Treasurer's Report and to pay the outstanding bills Check #'s 2165 – 2180 in the amount of **\$221,078.90**.

Treasurer Mikoley noted that **\$198,968.95** of the checks were related to the demo project and these funds were already received by the CDC fro the Village and were being forwarded to the engineer and contractor. In addition **\$10,217.50** was related to the new tenant Ebenezer (new HVAC unit and the realtor commission). Unanimously approved.

Aquino reported that the work to get the space ready for the new tenant Ebenezer Emergency Fund was well underway although the roof work was awaiting three days of decent weather to finish. Assuming that this work can be accomplished the tenant had a projected move in date on mid March or sooner. The interior work was basically done with the exception of the areas where the roof needed to be fixed.

Aquino was authorized to contact Alden State Bank about refinancing the debt with M & T to get the CDC in a more favorable financial position and provide a little more flexibility as far as potential development and time frames. The CDC can meet its current obligations but there was concern expressed by Board members about the time frame that M & T was compelling the board to pay off the note, sell the project to a developer, etc.

There was an open discussion about the next steps in the planning of the redevelopment of the CBD and that a steering committee consisting of interested individuals would be formed to move the project along. Jeff Stribing was to contact Dick Young to set up some parameters for the committee

Aquino reported he met with an architect who expressed interest in leasing the old Dwan law space and other potential tenants are starting to come forward. The Board will be kept apprised of any potential developments.

The Board was updated on the demo progress and advised that the new wall construction had commenced and was progressing nicely. The contractor has until March 31, 2014 to complete the entire project and there was little doubt this deadline would be met.

Aquino reported that due to the delay in the wall construction, there were some weather related issues like plumbing leaks and cold spells in the tenant occupied spaces. Aquino authorized Wayne Besch to move an existing hanging heating unit into the Goomba's space so that he could utilize his space. Goombas to pay the gas bill and this was accomplished at a cost to CDC of less than \$500.

Motion to adjourn by McRae seconded by Szatkowski to adjourn the meeting. Motion passed unanimously. Meeting adjourned.

Respectfully submitted,

Matt Walter  
Secretary